

### BUILDING ZONING SETBACKS

1. THERE ARE NO REQUIRED MINIMUM BUILDING SETBACKS ON THE SOUTH SIDE OF W. 5TH AVE., THE WEST SIDE OF IVY ST. AND THE NORTH SIDE OF W. 4TH AVE., EAST OF THE ALLEY.
2. THERE IS A 15.00 FOOT MINIMUM BUILDING SETBACK ON THE WEST LINE OF TAX LOTS 800, 700 AND 800 (THE EAST SIDE OF THE ALLEY), WHICH IS DUE TO AN ABUTTING RESIDENTIAL ZONE.
3. THE MINIMUM BUILDING SETBACK LINES FOR TAX LOT 1000 ARE: 10.00 FEET ON THE WEST LINE (EAST SIDE OF JUNIPER ST.), 6.00 FEET ON THE NORTH LINE, 18.00 FEET ON THE EAST LINE (WEST LINE OF THE ALLEY), AND 15.00 FEET ON THE SOUTH LINE (THE NORTH LINE OF W. 4TH AVE.).
5. SEE CITY OF JUNCTION CITY ORDINANCE NO. 950, SECTION 43 AND 48 FOR FURTHER DETAILS.

### RECORD OWNER:

CITIZENS BANK, AS RECORDED BY DEED DOCUMENT NO. 2012-033894, LANE COUNTY DEED RECORDS, RECORDED ON JULY 5, 2012.

PO BOX 30  
CORVALLIS, OR 97339  
(SOURCE: LANE COUNTY DEED RECORDS)

### TITLE COMMITMENT

THE PRELIMINARY TITLE REPORT WAS PROVIDED BY WESTERN TITLE & ESCROW COMPANY OF LANE COUNTY, FILE NUMBER 58411, DATED NOVEMBER 8, 2012.

### UTILITY PROVIDERS:

**WATER/SEWER**  
CITY OF JUNCTION CITY  
1395 ELM STREET  
JUNCTION CITY, OR 97448  
JASON KNOPE  
541-998-3125

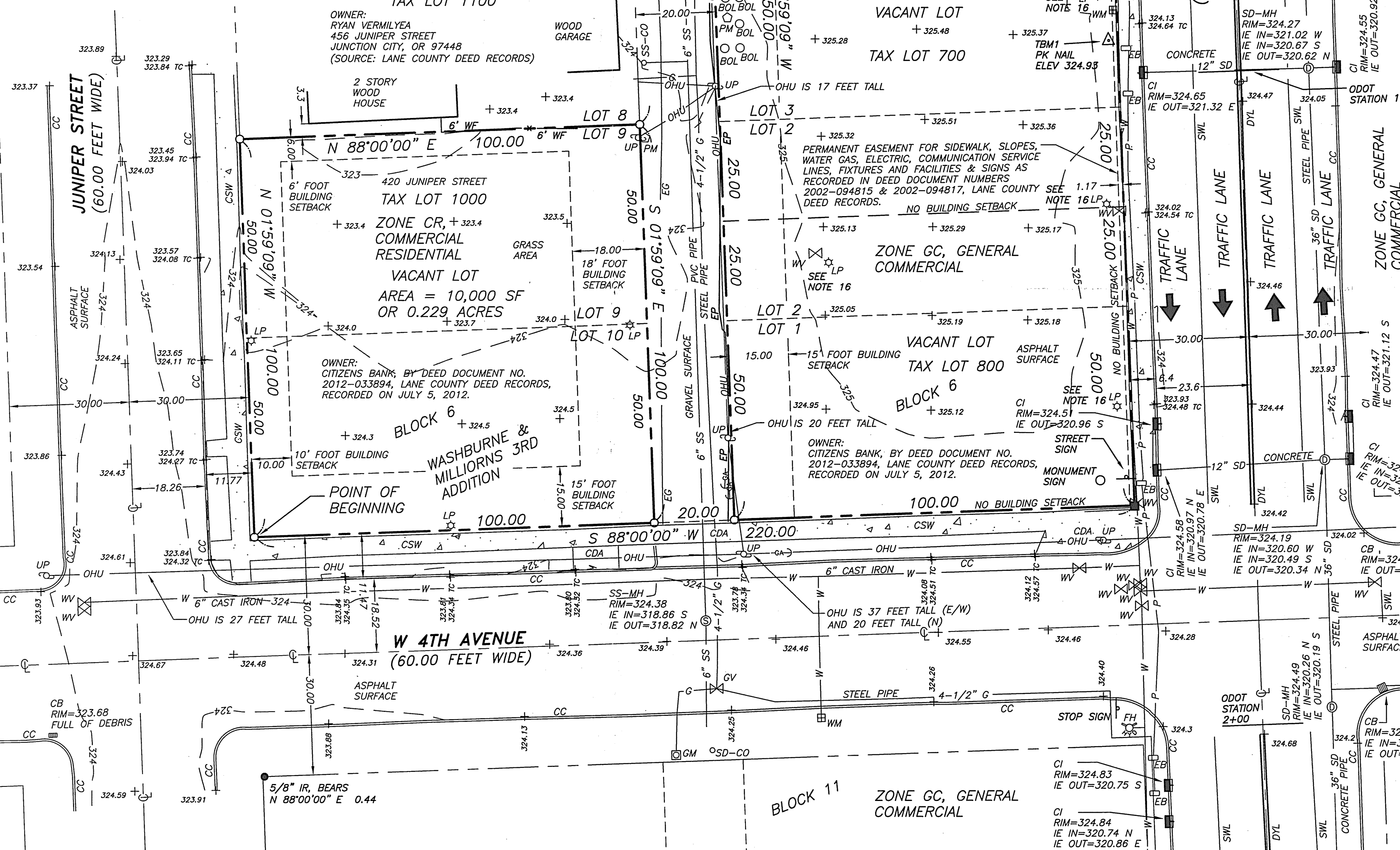
**NATURAL GAS**  
NW NATURAL  
790 GOOD PASTURE ISLAND RD  
EUGENE, OR 97401  
BILLY ELDER  
503-226-4211 EXT. 8338

**ELECTRIC**  
PACIFIC POWER  
830 OLD SALEM RD  
ALBANY, OR 97321  
DORRIS JOHNSTON  
888-221-7070  
541-967-6153

**PHONE**  
CENTURYLINK  
1762 W 2ND AVE  
EUGENE, OR 97402  
KEVIN STOCKING  
651-730-1371

**CATV**  
COMCAST COMMUNICATIONS  
2897 CHAD DRIVE  
EUGENE, OR 97408  
TAMARA FRANKS  
503-784-7277

**DOT**  
OREGON DEPT. OF TRANSPORTATION  
355 CAPITOL STREET NE  
SALEM, OR 97301  
PRESTON MILLER  
503-986-2609



### GENERAL NOTES

1. BOUNDARY AND BASIS OF BEARINGS ARE PER SN 33377, LANE COUNTY SURVEY RECORDS.
2. ELEVATIONS BASED ON LANE COUNTY BENCHMARK, STATION NAME: 150432-22, ELEV. 321.95, NGVD 1929 DATUM.
3. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. ALL UNDERGROUND UTILITY LINES MUST BE VERIFIED PRIOR TO CONSTRUCTION.
4. THIS MAP AND SURVEY IT IS BASED ON ARE REPRESENTATIVE OF THE CONDITIONS FOUND ON THE GROUND ON MAY 24, 2012, THE DATE THE FIELD WORK WAS COMPLETED.
5. ZONING OF THE SUBJECT PROPERTY IS GC, GENERAL COMMERCIAL AND CR, COMMERCIAL RESIDENTIAL.
6. THERE ARE NO PARKING SPACES ON SUBJECT PROPERTY.
7. ACCESS TO THE SUBJECT SITE IS FROM W 5TH AVENUE, W 4TH AVENUE, JUNIPER STREET AND A 20.00 FOOT ALLEY WAY. THERE IS CURRENTLY NO CONSTRUCTED ACCESS FROM IVY STREET (US HIGHWAY 99). ODOT CONTROLS ACCESS TO IVY STREET AND WILL RESTRICT ANY FUTURE DRIVEWAY ACCESS.
8. SUBJECT PROPERTY IS INSIDE CITY OF JUNCTION CITY LIMITS.
9. THE OREGON UTILITY NOTIFICATION CENTER WAS CALLED AND THE ONE-CALL TICKET NUMBER IS 12091813.
10. SUBJECT PROPERTY IS DESIGNATED IN MAP NUMBER 41039C0604 F, ZONE X, AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, DATED JUNE 2, 1999.
11. WATER LINE DEPTH IS APPROXIMATELY 3 FEET BELOW THE SIDEWALK TO TOP OF PIPE PER THE CITY OF JUNCTION CITY.
12. OVERHEAD WIRE HEIGHTS VARY BETWEEN 17 AND 37 FEET +/-.
13. W 5TH AVE. IS CLASSIFIED AS A COLLECTOR AND HAS A SPEED LIMIT OF 25 MPH. W 4TH AVE. IS CLASSIFIED AS A COLLECTOR AND HAS A SPEED LIMIT OF 25 MPH. JUNIPER STREET IS CLASSIFIED AS A MINOR ARTERIAL AND HAS A SPEED LIMIT OF 25 MPH. W 5TH AVE., W 4TH AVE. AND JUNIPER STREET ARE UNDER THE JURISDICTION OF THE CITY OF JUNCTION CITY. IVY STREET (US HIGHWAY 99) IS CLASSIFIED AS A 'US' HIGHWAY AND HAS A SPEED LIMIT OF 30 MPH. IVY STREET (US HIGHWAY 99) IS UNDER THE JURISDICTION OF THE OREGON DEPARTMENT OF TRANSPORTATION.
14. NO PLANNED STREET WIDENING OR RIGHT OF WAY TAKING IS CURRENTLY PROPOSED FOR JUNIPER STREET, W 4TH AVENUE AND W 5TH AVENUE. CONTACT GARY KARPING, CITY OF JUNCTION CITY PUBLIC WORKS SUPERINTENDENT, PH. 541-998-3125.
15. NO PLANNED STREET WIDENING OR RIGHT OF WAY TAKING IS CURRENTLY PROPOSED FOR IVY STREET (US HIGHWAY 99). CONTACT PRESTON MILLER, OREGON DEPARTMENT OF TRANSPORTATION PH. 503-986-2609.
16. LIGHT POLE, ELECTRICAL JUNCTION BOX AND/OR WATER VALVE IS FOR THE BENEFIT OF THE SUBJECT PROPERTY AND IS NOT AN ENCROACHMENT.

### LEGEND

- = 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "REPPETO & ASSOC, INC." TO BE SET.
- = 1-1/8" BRASS CAP MONUMENT STAMPED "REPPETO & ASSOC", SET IN CONCRETE, TO BE SET.
- = MONUMENT FOUND AS NOTED.
- = CATCH BASIN
- = CENTERLINE ROAD
- = FIRE HYDRANT
- = GAS VALVE
- = SANITARY SEWER MANHOLE
- = SPOT ELEVATION AT FINISHED GRADE OR FLOWLINE, UNLESS NOTED OTHERWISE.
- = STORM DRAINAGE MANHOLE
- = UTILITY POLE
- = WATER METER
- = WATER VALVE
- = CONIFEROUS TREE
- = DECIDUOUS TREE
- BOL = BOLLARD
- CB = CATCH BASIN
- CC = CONCRETE CURB
- CDA = CONCRETE DRIVEWAY APRON
- CI = CURB INLET
- CC = CLEARANCE
- CSW = CONCRETE SIDEWALK
- DYL = DOUBLE YELLOW LINE
- EB = ELECTRIC JUNCTION BOX
- EG = EDGE OF GRAVEL
- EP = EDGE OF PAVEMENT
- FF = FINISHED FLOOR ELEVATION
- FH = FIRE HYDRANT
- G = NATURAL GAS LINE, STEEL PIPE
- CH = CUY ANCHOR
- GM = GAS METER
- GV = GAS VALVE
- IE = INVERT ELEVATION
- IR = IRON ROD
- L.C.D.R. = LANE COUNTY DEED RECORDS
- LP = LIGHT POLE
- MH = MANHOLE
- OHU = OVERHEAD UTILITY LINES
- P = UNDERGROUND POWER LINE
- PM = POWER METER
- PVE = PUBLIC ELECTRIC AND WATER UTILITY EASEMENT, PER P1
- PV = POWER VAULT
- RIM = RIM OF MANHOLE ELEVATION
- SD = STORM DRAINAGE LINE
- SS = SQUARE FEET
- SS = SANITARY SEWER LINE, PVC PIPE
- ST-SI = STREET SIGN
- ST = SINGLE WHITE LINE
- T = TELECOMMUNICATIONS
- TBM = TEMPORARY BENCH MARK
- TC = TOP OF CURB ELEVATION
- TPP = TRAFFIC PEDESTRIAN POLE
- TSC = TRAFFIC SIGNAL CABINET
- TSP = TRAFFIC SIGNAL POLE
- UP = UTILITY POLE
- W = WATER LINE, 6" CAST IRON
- WM = WATER METER
- WV = WATER VALVE
- WLT = WATER VAULT
- YPC = YELLOW PLASTIC CAP
- YPC1 = YPC STAMPED "D.H. WELLMAN PLS 2163"

### SCHEDULE B - SECTION II ITEMS:

EXCEPTIONS 1-7, 10-15 MAY REFER TO THE OWNERSHIP OF THE PROPERTY AND ARE NOT PLOTTABLE.

8. A 1.17 FOOT WIDE PERMANENT EASEMENT FOR SIDEWALK SLOPES, WATER, GAS, ELECTRIC, COMMUNICATION SERVICE LINES, FIXTURES AND FACILITIES & SIGNS, RECORDED IN DOCUMENT NUMBER 2002-094815, LANE COUNTY DEED RECORDS, DATED DECEMBER 6, 2002. EASEMENT AFFECTS SUBJECT PROPERTY AND IS PLOTTED AS SHOWN HEREON.
9. A 1.17 FOOT WIDE PERMANENT EASEMENT FOR SIDEWALK SLOPES, WATER, GAS, ELECTRIC, COMMUNICATION SERVICE LINES, FIXTURES AND FACILITIES & SIGNS, RECORDED IN DOCUMENT NUMBER 2002-094817, LANE COUNTY DEED RECORDS, DATED DECEMBER 6, 2002. EASEMENT AFFECTS SUBJECT PROPERTY AND IS PLOTTED AS SHOWN HEREON.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
JULY 17, 1986  
STEVEN P. BUCKLES  
2231  
RENEWABLE: 12/31/13

GRAPHIC SCALE  
20 0 10 20  
1 inch = 20 ft.  
CONTOUR INTERVAL = 1 FOOT

## ALTA/ACSM LAND TITLE SURVEY

LOTS 1, 2, 3, 4, 5, 9, AND 10, BLOCK 6, WASHBURNE & MILLIORN'S 3RD ADDITION, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 15 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, CITY OF JUNCTION CITY, COUNTY OF LANE, OREGON

DATE: JUNE 11, 2012 SCALE 1"=20'  
FOR: ACCURATE ENGISURV. LLC

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO FIDELITY NATIONAL TITLE INSURANCE COMPANY AND O'REILLY AUTOMOTIVE STORES, INC., A MISSOURI CORPORATION THAT:

1. THE PLAT OF SURVEY PREPARED BY ME ENTITLED "ALTA/ACSM LAND TITLE SURVEY" IS ACTUALLY MADE UPON THE GROUND AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT;
2. THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME;
3. THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN AND ALL ARE WITHIN THE BOUNDARY LINES OF THE PROPERTY;
4. THERE ARE NO VIOLATIONS OF ZONING ORDINANCES, RESTRICTIONS OR OTHER RULES AND REGULATIONS WITH REFERENCE TO THE LOCATION OF SAID BUILDINGS AND IMPROVEMENTS;
5. THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA OR BOUNDARY LINE CONFLICTS, EASEMENTS, ENCROACHMENTS, DRIVEWAYS, CEMETERIES, BURIAL GROUNDS OR USES AFFECTING THIS PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN AND DEPICTED THEREON;
6. ALL MONUMENTS SHOWN ACTUALLY EXIST, AND THE LOCATION, SIZE AND TYPE OF MATERIALS ARE CORRECTLY SHOWN;
7. THE DISTANCE FROM THE NEAREST INTERSECTING STREET OR ROAD IS AS SHOWN;
8. THIS PROPERTY HAS DIRECT ACCESS FROM W 5TH AVENUE, A PUBLICLY DEDICATED STREET, W 4TH AVENUE, A PUBLICLY DEDICATED STREET, JUNIPER STREET, A PUBLICLY DEDICATED STREET, AND INDIRECT ACCESS FROM 20.00 FOOT WIDE ALLEY WAY.
9. ALL UTILITY SERVICES REQUIRED FOR THE OPERATION OF THE PROPERTY EITHER ENTER THE PROPERTY THROUGH ADJOINING PUBLIC STREETS OR THE SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY UTILITIES THAT PASS THROUGH OR ARE ON ADJOINING PRIVATE LAND;
10. THE PARCELS DESCRIBED HEREON DO NOT LIE WITHIN FLOOD HAZARD AREAS ACCORDING TO THE MAPS OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
11. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2001 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON MAY 24, 2012.

Steven P. Buckles

JANUARY 11, 2013

STEVEN P. BUCKLES, OREGON PLS 2231 - DATE

### LEGAL DESCRIPTION (PER TITLE COMMITMENT)

#### PARCEL I

LOT 1 AND THE SOUTH ONE-HALF OF LOT 2, BLOCK 6, WASHBURNE AND MILLIORN'S 3RD ADDITION TO JUNCTION CITY, AS PLATTED AND RECORDED IN BOOK 4, PAGE 45, LANE COUNTY OREGON PLAT RECORDS, IN LANE COUNTY OREGON.

#### PARCEL II

THE NORTH ONE-HALF OF LOT 2 AND ALL OF LOT 3, BLOCK 6, WASHBURNE AND MILLIORN'S 3RD ADDITION TO JUNCTION CITY, AS PLATTED AND RECORDED IN BOOK 4, PAGE 45, LANE COUNTY OREGON PLAT RECORDS, IN LANE COUNTY OREGON.

#### PARCEL III

LOTS 4 AND 5, BLOCK 6, WASHBURNE AND MILLIORN'S 3RD ADDITION TO JUNCTION CITY, AS PLATTED AND RECORDED IN BOOK 4, PAGE 45, LANE COUNTY OREGON PLAT RECORDS, IN LANE COUNTY OREGON.

#### PARCEL IV

LOTS 9 AND 10, BLOCK 6, WASHBURNE AND MILLIORN'S 3RD ADDITION TO JUNCTION CITY, AS PLATTED AND RECORDED IN BOOK 4, PAGE 45, LANE COUNTY OREGON PLAT RECORDS, IN LANE COUNTY OREGON.

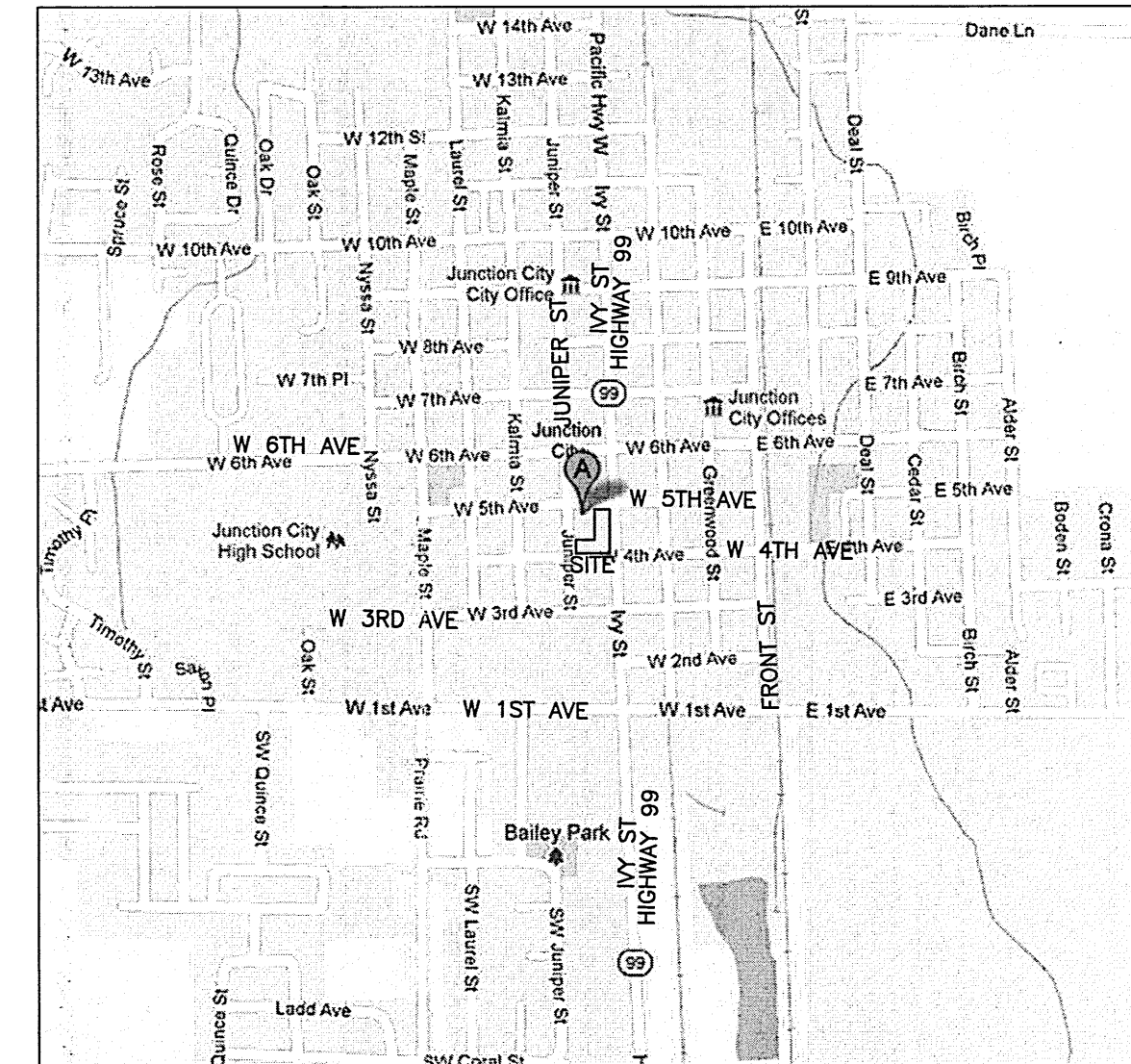
### SURVEY LEGAL DESCRIPTION ALSO BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 10, BLOCK 6, WASHBURNE AND MILLIORN'S 3RD ADDITION TO JUNCTION CITY, AS PLATTED AND RECORDED IN BOOK 4, PAGE 45, LANE COUNTY OREGON PLAT RECORDS; THENCE, ALONG THE WEST LINE LOTS 9 AND 10, SAID BLOCK 6 AND THE EAST RIGHT OF WAY LINE OF JUNIPER STREET, NORTH 01°59'09" WEST, 100.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 9; THENCE, ALONG THE NORTH LINE OF SAID LOT 9, NORTH 88°00'00" EAST, 100.00 FEET TO A POINT ON A 20.00 FOOT ALLEY; THENCE, ALONG THE EAST LINES OF LOTS 6, 7 AND 8, SAID BLOCK 6, AND THE WEST LINE OF A 20.00 FOOT ALLEY WAY, NORTH 01°59'09" WEST, 150.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF W 5TH AVENUE; THENCE, ALONG THE NORTH LINE OF SAID ALLEY WAY AND LOT 5, SAID BLOCK 6, AND THE SOUTH RIGHT OF WAY LINE OF SAID W 5TH AVENUE, NORTH 88°00'00" EAST, 120.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF IVY STREET (US HIGHWAY 99); THENCE, ALONG THE EAST LINE OF LOTS 1, 2, 3, 4 AND 5, SAID BLOCK 6 AND THE WEST RIGHT OF WAY LINE OF SAID IVY STREET, SOUTH 01°59'09" EAST, 250.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF W 4TH AVENUE; THENCE, ALONG THE SOUTH LINES OF SAID LOTS 1, 10 AND SAID ALLEY WAY AND THE NORTH RIGHT OF WAY LINE OF SAID W 4TH AVENUE, SOUTH 88°00'00" WEST, 220.00 FEET TO THE POINT OF BEGINNING.

EXCEPT ALL THAT PORTION OF A 20.00 FOOT ALLEY WAY AS SHOWN IN BLOCK 6, WASHBURNE AND MILLIORN'S 3RD ADDITION TO JUNCTION CITY, AS PLATTED AND RECORDED IN BOOK 4, PAGE 45, LANE COUNTY OREGON PLAT RECORDS, IN LANE COUNTY OREGON.

CONTAINS 35,000 SQUARE FEET OR 0.803 ACRES, MORE OR LESS.

### VICINITY MAP NOT TO SCALE



### SURVEY BY: REPPETO & ASSOCIATES, INC. LAND SURVEYORS

Plaza 125, Building G  
12730 SE Stark Street  
Portland, Oregon 97233  
Phone: (503) 408-1507  
Fax: (503) 408-2370

REVISIONS	BY	DATE	DESCRIPTION
	SPD	1/11/13	REVISIONS PER O'REILLY REVIEW

PROJECT  
O'REILLY AUTOMOTIVE STORES, INC.  
489 W 5TH AVE, JUNCTION CITY, OR 97448

DRAWN BY  
SPD  
CHECKED BY  
SPB  
PROJECT NO.  
A12034  
DATE  
6/11/12

O'REILLY AUTOMOTIVE STORES, INC.  
233 S. PATTERSON, SPRINGFIELD, MO 65802  
SHEET NO.  
SV-1

ACCURATE EngiSurv LLC  
LAND PLANNERS - LAND ENGINEERS - LAND SURVEYORS

10155 WESTMOOR DRIVE, SUITE 120  
WESTMINSTER, COLORADO 80021  
(303) 665-5505 FAX: (303) 665-5160

THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT.  
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